

## APPENDIX I - PARKVILLE MDP AMENDMENT NO. 1

The following sections of the Parkville MDP, adopted by the City of Hartford on -----, are amended by the addition of the following text to each section identified. If a section is not contained in Appendix I ~~the section has either has not been modified~~ ~~ations from the adopted text or revised the revision has been text is provided~~ made in the body of the document ~~section~~.

### G. Present Condition and Uses of Land

#### Area Context

~~The amended area~~ Amendment One Area lies to the north of the I-84 and Capitol Avenue, south of Hawthorn Street, and between Forest and Laurel Streets. The Area is adjacent to the northeastern most section of the original MDP area and is in a section of the Asylum Hill neighborhood that ~~that was once connected to Parkville prior to the construction of I-84 in the 1960's. The construction of Interstate 84 severed the link between these former industrial properties and Parkville. The area lies to the north of the Interstate and Capitol Ave., south of Hawthorn Street, and between Forest and Laurel Streets.~~

The amended ~~a~~Area consists of ~~three~~four parcels, two of which are currently ~~vacant~~ contain vacant land. The largest ~~piece~~parcel, ~~at about 6.879 acres,~~ is a former factory site with known contamination. The other vacant parcel, owned by the State of Connecticut Department of Transportation, ~~is contains about an 0.63 acres of land and owned by the State of Connecticut that was purchased as part of the acquisition area for Interstate-84. The final two properties- total approximately 0.86 acres and contain a complex of is a .8-acre parcel containing a warehouse and storage buildings that dating from es to the 1920s. The buildings currently houses a records storage company.~~

~~The amended area is adjacent to the North and East of the current MDP. The recently renovated Hartford Public High School is just west of the amended area. Multi-family residential and some mixed-uses developments are immediately to the north in the Asylum Hill neighborhood.~~

Both the Parkville NRZ and Asylum Hill neighborhoods consider redevelopment of the amended ~~area~~Area very important to the stability of their respective communities. ~~to the redevelopment of the entire MDP area. In terms of redevelopment potential, the Area, located equidistant between two of the proposed Busway stations, presents an excellent opportunity for This small section can serve as the linchpin that connects Asylum Hill to the transit-oriented development opportunities that will arise from the Busway.~~

#### Water Resources

The amended ~~site~~Area is located within the North Branch Park River ~~subregional~~sub-regional basin. Drainage from the project area eventually discharges to the Connecticut River. The North Branch of the Park River is located in an underground conduit in ~~this area~~the Area.

#### Floodplain

The amended ~~a~~Area is outside of 500- and 100-year flood plains (Zone x), according to 2008 FEMA maps.

### Archaeologic Resources

The amended aArea does not include any national or state register historic listed properties.

## **H. Existing Streets, Sidewalks, Water and Sewerage Systems, Drainage Systems and Other Utilities**

The amended area includes the following sections of City streets and sidewalks, which are all shown in Map 11A.

- Capitol Avenue: Capitol Avenue runs east-west through and to the south of the amended aAmendment One Area. It is comprised of a single lane of travel in each direction with a bike lane in each direction through the amended area. Capitol Avenue passes under a railroad bridge and the complex of Interstate-84 ramps while traversing the amended area. A sidewalk is located along both sides of the street.
- Hawthorn Street: Hawthorn Street is a local street that forms the northern boundary of the amended Aarea. ItThe street runs east-to--west and has a single lane of traffic in each direction with room for parallel parking along the north side. Sidewalks are located along both sides of the street.
- Forest Street: A short stretch of Forest Street, from its intersection with Capitol Avenue to Hawthorn Street, -is included in the amended aArea. Forest StreteStreet is a local street that runs north--south -It hasand has a single lane of traffic in each direction with ample space for parallel parking on both sides. Sidewalks are located along both sides of the street.
- Laurel Street: The section of Laurel Street between Capitol Avenue and HawthronHawthorn Street forms the eastern edge of the amended aArea. Laurel Street is a north-south running Citylocal Sstreet. In this section it provides a single land of travel in each direction. Sidewalks are located along both sides of the street.

### Sewerage System

The amended aArea is served by a piped sewerage system owned and operated by the MDC, as shown in Map 5A. A 48-inch combined sanitary sewer line traverses the large vacant parcel connecting between HawthronHawthorn Street and Capitol Avenue. Pipes, ranging in size from 12 to 20-inches, extend along the section of Forest and Hawthorn Streets included in the amended aArea. In addition, combined sanitary sewer pipes extend along Capitol Avenue, -stopping just west of the Laurel Sstreet intersection, -at the parcel containing the existing-warehouse.

### Drainage System

The amended Aarea is served by an existing storm drainage system located in Hawthorn Street and Capitol Avenue. The system is depicted in Map 6A.



### Water System

The amended Aarea is served by the MDC's piped water system. Water mains are located in Capitol Avenue, and Forest and Hawthorn Streets. Several fire hydrants are located within the amended aArea. Waterlines mains and hydrants within the amended Aarea are shown in Map 7A.

### Other Utilities

Gas service is provided in the Aarea by ~~Connecticut Natural Gas~~CNG. Gas lines are located in all streets located within the amended aArea. The size and location of gas pipes are depicted in Map 8A.

Electric service in the amended aArea is provided by CL&P. Underground lines run along Capitol Avenue and Forest Streets, and are shown in Map 9A.

AT&T provides phone and data circuit service to the Aarea. Underground lines are located in all streets within the amended area and are shown in Map 9A.

## **I. Type and Location of Proposed Land Uses**

### Project Plan Improvements

The Amendment One Area~~amended area~~ is an important component of the overall MDP project plan because of its location and potential to reconnection to the Parkville and Asylum Hill neighborhoods. The Aarea is within 1,500 to 2,700 feet of both the~~the~~ planned Park Street Busway Station and the Asylum Hill Busway Station, and is ~~therefore, it is~~ well within the transit-oriented development zone of influence that these stations will create.

The amended Aarea may be suitable for multi-family residential, office, retail, light industrial, - or some combination of uses. ~~Its d~~Development will depend in part on the extent of environmental contamination present on the largest parcel, and ~~its potential for clean-up~~ remediation alternatives.

The design guidelines described for the MDP area would apply to the amended Aarea.

## **J. ~~J.~~—Existing and Proposed Zoning/Subdivision Status of the Project Area**

Like the majority of the MDP area, the amended Aarea is currently zoned I-2. To facilitate a flexible, market-responsive redevelopment scheme, re-zoning of the area to the Industrial Re-Use Overlay District (IROD) is recommended. The IROD permits multi-family residential, professional office, retail and other commercial uses in addition to medium industrial uses.

## **K. ~~K.~~Testing Borings and Soils Analysis**

Necessary Soil borings will be taken as a part of the planning and design phase of any improvement activity on the amended site in the Amendment One Area.

## **L. ~~L~~-Acquisition/Disposition**

Two additional acquisitions are proposed with the amended area amendment.

Acquisition 11 is of 103 Hawthorn Street, the 6.879 acre vacant parcel with known contamination. Acquisition 12 is of 625 Capitol Avenue, the State-owned parcel located between Interstate-84 and Capitol Avenue. These Acquisitions are shown in Maps 13F and 13G. Both properties are intended for disposition to private developers. Site control is important to ensure proper clean-up of the contaminated parcel, to entice reinvestment in the area, and to encourage development that fosters connections between Asylum Hill and Parkville.

## **O. Financing Plan**

The acquisition of properties within the amended area amended Area would be financed through the City's capital improvement funds.

## **R. Public Benefits**

Acquisition and project plans for the amended area Area will support site remediation and foster redevelopment opportunities. The amended aArea presents a holegap in the City's development fabric with its current vacancies, and the physical and visual barriers of the Interstate ramp system. Without reinvestment in this key piecearea, a significant opportunity to foster transit oriented development and the reconnection of the the southern Asylum Hill and Parkville neighborhoods may to the Busway and transit-oriented development will be lost.

Remediation and redevelopment of the amended aArea will increase the land values for of adjacent properties, and improve the standard of living for both Parkville and Asylum Hill residents.

Plans for the amended aArea are consistent with local, regional and state plans. The City's Plan-Plan of Conservation and Development places an emphasis on local economic development initiatives, and encourages the assemblage of available lands and buildings to create commercial and industrial development opportunities. The amended Aarea is designated for high intensity development and located within the Busway Buffer and Municipal Focus Areas of the regional plan. According to the CRCOG plan, these areas are positioned to benefit from transit-oriented development patterns. The amended area is designated Regional Center in the State's Plan.

## **S. Determination of Findings**

Same as for entire MDP area.

---

1. The first part of the document is a list of names and titles.